



Washington & East Jefferson View 1

EXHIBIT 1



## North Gate at Falls Church

FALLS CHURCH, VIRGINIA

February 22, 2007





Washington & East Jefferson View 2

EXHIBIT 2



## North Gate at Falls Church

FALLS CHURCH, VIRGINIA

February 22, 2007





Washington Street & Route 66 View

EXHIBIT 3



**North Gate at Falls Church**

FALLS CHURCH, VIRGINIA

February 22, 2007





Townhouse View 1

EXHIBIT 4



## North Gate at Falls Church

FALLS CHURCH, VIRGINIA

February 22, 2007





Townhouse View 2

EXHIBIT 5



## North Gate at Falls Church

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# ZONING TABULATION

EXISTING ZONES: B-3 AND T-1  
PROPOSED ZONE: B-1  
SITE AREA: ±66,671 SF OR ±1.53 AC

	REQUIRED	PROVIDED
MAX. BUILDING HT.	55 FT.	≤55 FT.
MIN. YARD REQUIREMENTS:		
FRONT	14 FT. (FROM FACE OF CURB)	14 FT. (FROM FACE OF CURB)
SIDE		
ADJACENT TO 53-102-008	NONE	16 FT.
ADJACENT TO 53-102-007, 020, & 022	20 FT.	20 FT. (SEE WAIVER BELOW)
REAR	20 FT.	N/A

# BUILDING HEIGHT TABULATION

MAXIMUM ALLOWABLE BUILDING HEIGHT = 55' (PER B-1 ZONING DISTRICT)  
PROPOSED AVERAGE GRADE = ±310.8  
MAXIMUM ALLOWABLE BUILDING HEIGHT FROM AVERAGE GRADE = ±365.8

# WAIVER REQUEST

- THE 20' BUFFER REQUIREMENT ADJACENT TO PARCELS 53-102-007, 020, 022.
- THE COMMERCIAL ENTRANCE 100' FROM RESIDENTIAL PROPERTIES.

# NOTES

- THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION ON THIS SITE.

# LANDSCAPE NOTES

- THE PROPOSED LANDSCAPING FOR THE PLAZA AREAS WILL BE DESIGNED UTILIZING APPROPRIATE SPECIES, SOILS AND IRRIGATION MEASURES TO MAXIMIZE THE OPPORTUNITY FOR HEALTHY PLANTINGS.
- THE APPLICANT WILL WORK WITH THE CITY ARBORIST TO DESIGN A LANDSCAPE PLAN THAT UTILIZES NATIVE TREES, SHRUBS, PERENNIALS AND GRASSES.
- THE STREETSCAPE DESIGN, ALONG WASHINGTON STREET AND JEFFERSON STREET, INCLUDING LOCATION OF BICYCLE RACKS, BENCHES, LIGHTINGS, ETC., WILL BE COORDINATED WITH THE CITY'S ARBORIST AT TIME OF SITE PLAN.
- THE POSSIBILITY OF ADDING A RAIN GARDEN OR INFILTRATION AREA WILL BE INVESTIGATED AT TIME OF SITE PLAN.

# BUILDING AREA TABULATION

PROPOSED RETAIL SQUARE FOOTAGE = ±22,735 SF  
PROPOSED RESIDENTIAL SQUARE FOOTAGE = ±124,098 SF  
PROPOSED OFFICE SQUARE FOOTAGE = ±14,015 SF  
TOTAL PROPOSED SQUARE FOOTAGE = ±160,848 SF  
PROPOSED NUMBER OF DWELLING UNITS = 105

# PARKING TABULATION

MUR SHARED PARKING REQUIREMENTS BY TIME PERIOD

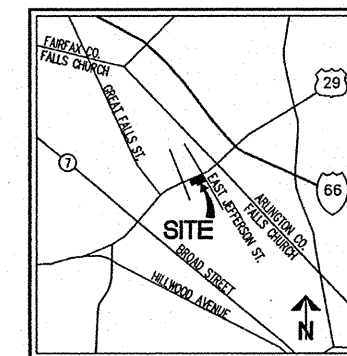
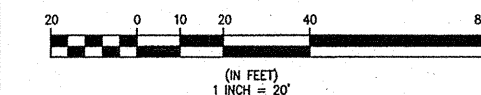
USE	WEEKDAY		WEEKEND		NIGHT TIME
	DAY 6 AM - 6 PM	EVENING 6 PM - 12 MID.	DAY 6 AM - 6 PM	EVENING 6 PM - 12 MID.	
INDUSTRIAL/WAREHOUSE/BUSINESS AND PROFESSIONAL OFFICES, INCLUDING MEDICAL AND DENTAL	100% = 48 SP.	10% = 5 SP.	10% = 5 SP.	5% = 3 SP.	5% = 3 SP.
RETAIL BUSINESS AND SERVICE ESTABLISHMENTS	60% = 69 SP.	90% = 103 SP.	100% = 114 SP.	70% = 80 SP.	70% = 80 SP.
HOTELS/MOTELS					
RESTAURANT					
INDOOR COMMERCIAL RECREATION ESTABLISHMENTS AND NON-ADULT THEATERS					
ALL OTHER USES	100% = 158 SP.	100% = 158 SP.	100% = 158 SP.	100% = 158 SP.	100% = 158 SP.
TOTAL REQUIRED PARKING	275 SP.	266 SP.	277 SP.	241 SP.	241 SP.

# PARKING PROVIDED:

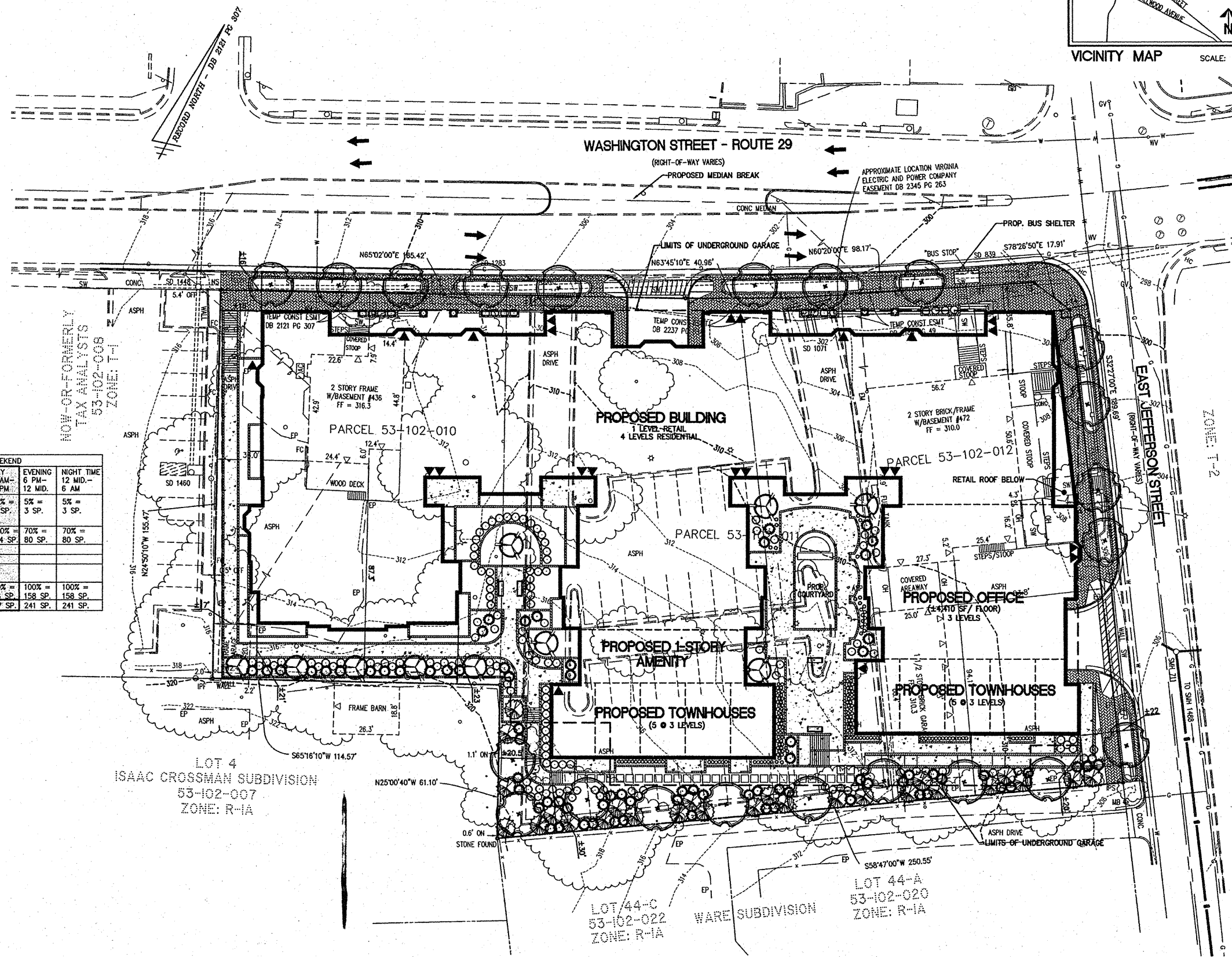
RETAIL LEVEL PARKING = 37 SPACES  
PARKING LEVEL ONE = 134 SPACES  
PARKING LEVEL TWO = 148 SPACES  
TOTAL PROVIDED = 319 SPACES (INCLUDING 6 TANDEM SPACES)

# LANDSCAPE LEGEND

- PROPOSED DECIDUOUS TREES
- PROPOSED FLOWERING TREES
- PROPOSED EVERGREEN TREES
- PROPOSED LARGE SHRUBS
- PROPOSED SMALL SHRUBS



VICINITY MAP SCALE: 1"=200'

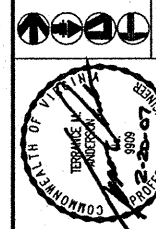


# CONCEPTUAL DEVELOPMENT PLAN

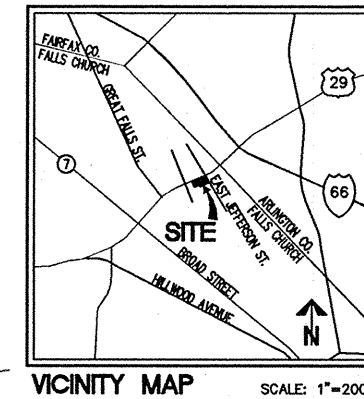
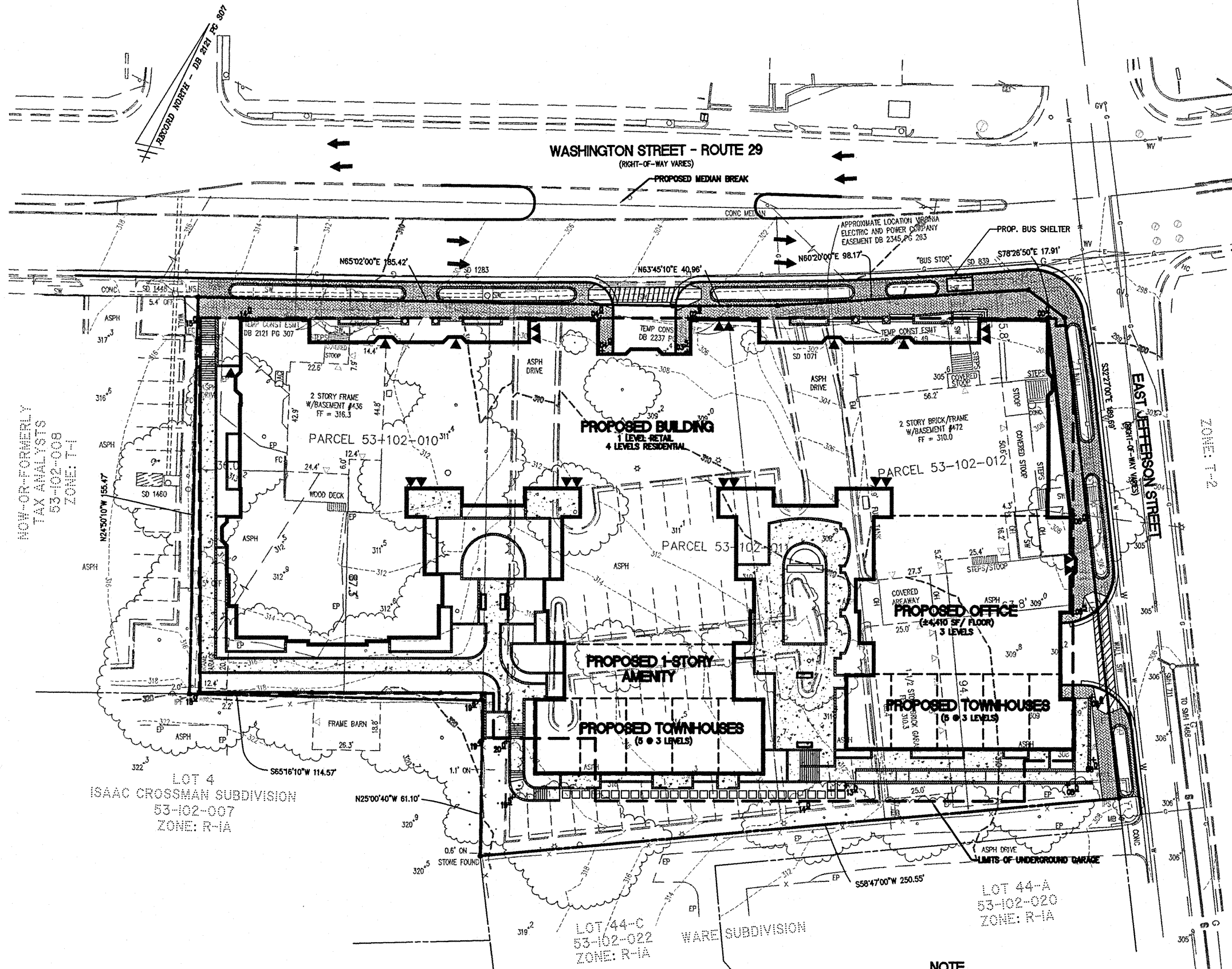
NORTH GATE  
AT FALLS CHURCH  
FALLS CHURCH, VIRGINIA

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	APPROVED	DATE



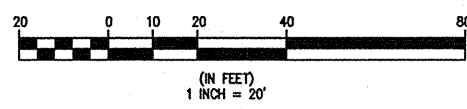
**WALTER L. PHILLIPS**  
INCORPORATED  
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS  
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046  
(703) 582-6863 FAX (703) 583-7801  
WWW.WLPINC.COM  
DRAWING: NEW  
SCALE: 1" = 20'



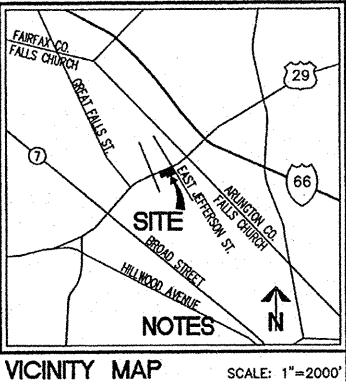
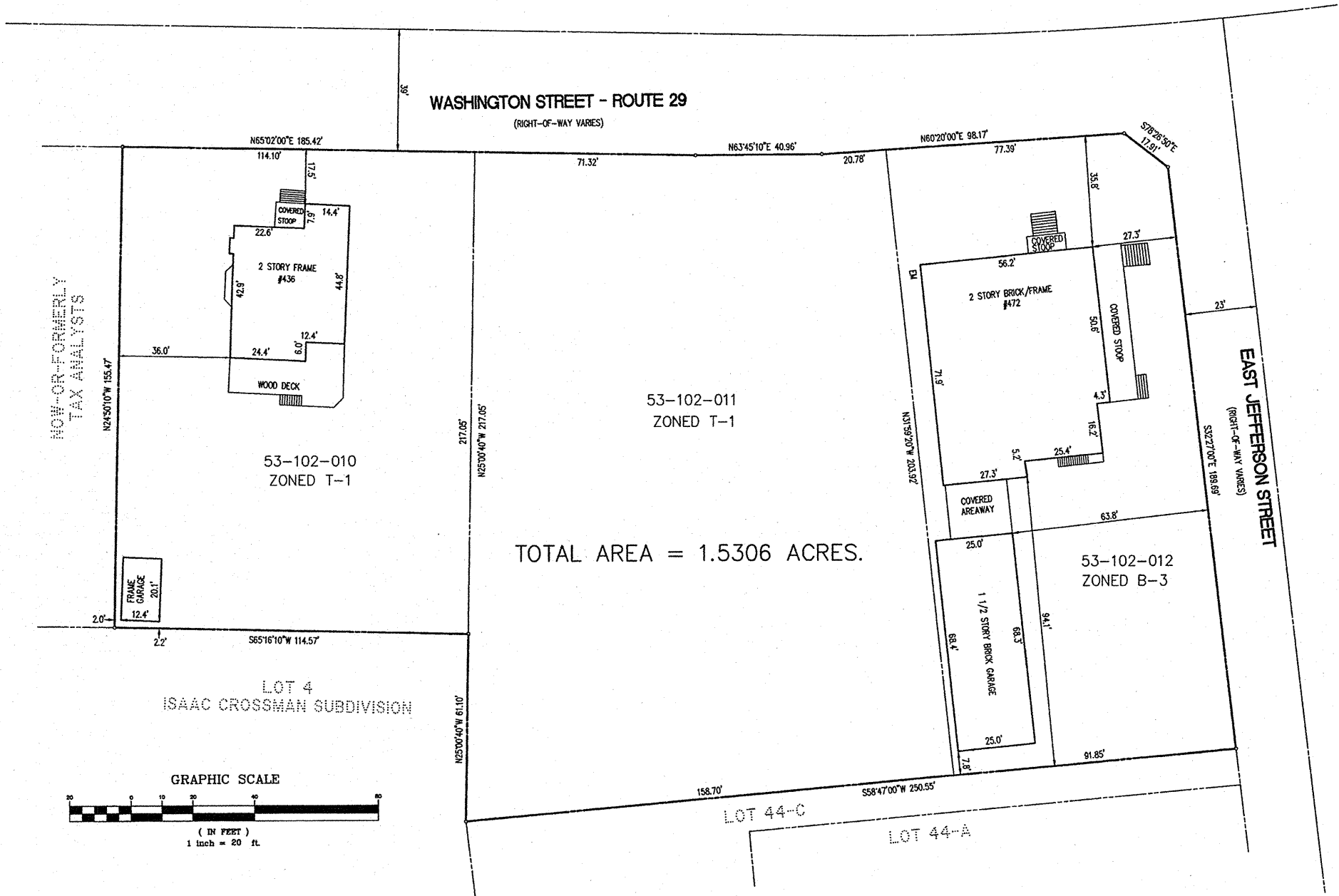
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207 PARK AVENUE FALLS CHURCH VIRGINIA 22046  
(703) 582-0183 FAX (703) 583-8001 WWW.WLPINC.COM  
DATE: 2/20/07  
SCALE: 1" = 20'

REVISION APPROVED BY			
NO.	DESCRIPTION	DATE	APPROVED

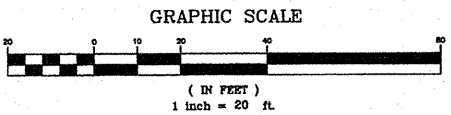
**BUILDING HEIGHT EXHIBIT**  
**NORTH GATE**  
**AT FALLS CHURCH**  
**FALLS CHURCH, VIRGINIA**



**NOTE**  
\* AVERAGE GRADE = 310.8  
\* MAX. ELEV. " HEIGHT OF BUILDING" = 365.8  
\* ALL GRADING IS PRELIMINARY.



- NOTES
1. THE PROPERTY SHOWN HEREON IS IDENTIFIED BY CITY OF FALLS CHURCH REAL ESTATE ASSESSMENT AS REAL PROPERTY CODE (RPC) NUMBERS: 53-102-010 AND 53-102-011, ZONED T-1; AND 53-102-012, ZONED B-3.
  2. THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF THE WOODDELL FAMILY LIMITED PARTNERSHIP, AS RECORDED IN DEED BOOK 3266 AT PAGE 688.
  3. THIS PLAT DOES NOT SHOW ALL DEDICATIONS, EASEMENTS, COVENANTS, OR RESTRICTIONS THAT EXIST IN THE CHAIN OF TITLE.
  4. THIS PLAT IS BASED ON A FIELD SURVEY PERFORMED BY THIS FIRM IN SEPTEMBER, 2002.



TOTAL PROPERTY DESCRIPTION

DESCRIPTION OF THE PROPERTY OF THE WOODDELL FAMILY LIMITED PARTNERSHIP, CITY OF FALLS CHURCH, VIRGINIA:

"BEGINNING AT A POINT IN THE WEST LINE OF EAST JEFFERSON STREET, SAID POINT BEING THE NORTHEAST CORNER OF WARE SUBDIVISION, LOT 44-C; THENCE WITH LOT 44-C, S 58° 47' 00" W, 250.55 FEET TO A POINT, SAID POINT BEING A CORNER IN THE EAST LINE OF ISAAC CROSSMAN SUBDIVISION, LOT 4; THENCE WITH LOT 4, N 25° 00' 40" W, 61.10 FEET TO A POINT; THENCE S 65° 16' 10" W, 114.57 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER TO NOW-OR-FORMERLY TAX ANALYSTS; THENCE WITH NOW-OR-FORMERLY TAX ANALYSTS, N 24° 50' 10" W, 155.47 FEET TO A POINT IN THE SOUTH LINE OF NORTH WASHINGTON STREET - ROUTE 29; THENCE WITH THE SOUTH LINE OF NORTH WASHINGTON STREET - ROUTE 29, N 65° 02' 00" E, 185.42 FEET TO A POINT; THENCE N 63° 45' 10" E, 40.96 FEET TO A POINT; THENCE N 60° 20' 00" E, 98.17 FEET TO A POINT; THENCE S 78° 26' 50" E, 17.91 FEET TO A POINT IN THE WEST LINE OF EAST JEFFERSON STREET; THENCE WITH THE WEST LINE OF EAST JEFFERSON STREET, S 32° 27' 00" E, 189.69 FEET TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 1.5306 ACRES, MORE OR LESS."

DESCRIPTION OF PORTION OF PROPERTY TO BE RE-ZONED FROM T-1 TO B-1

DESCRIPTION OF A PORTION OF THE PROPERTY OF THE WOODDELL FAMILY LIMITED PARTNERSHIP, CITY OF FALLS CHURCH, VIRGINIA, TO BE RE-ZONED TO B-1:

"BEGINNING AT A POINT IN THE SOUTH LINE OF NORTH WASHINGTON STREET - ROUTE 29, SAID POINT BEING THE NORTHEAST CORNER OF NOW-OR-FORMERLY TAX ANALYSTS; THENCE THE SOUTH LINE OF NORTH WASHINGTON STREET - ROUTE 29, N 65° 02' 00" E, 185.42 FEET TO A POINT; THENCE N 63° 45' 10" E, 40.96 FEET TO A POINT; THENCE N 60° 20' 00" E, 20.78 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF ADDITIONAL PROPERTY OF THE WOODDELL FAMILY LIMITED PARTNERSHIP; THENCE WITH THE WOODDELL FAMILY LIMITED PARTNERSHIP, S 31° 59' 20" E, 203.92 FEET TO A POINT IN THE NORTH LINE OF WARE SUBDIVISION, LOT 44-C; THENCE WITH LOT 44-C, S 58° 47' 00" W, 158.70 FEET TO A POINT, SAID POINT BEING A CORNER IN THE EAST LINE OF ISAAC CROSSMAN SUBDIVISION, LOT 4; THENCE WITH LOT 4, N 25° 00' 40" W, 61.10 FEET TO A POINT; THENCE S 65° 16' 10" W, 114.57 FEET TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER TO NOW-OR-FORMERLY TAX ANALYSTS; THENCE WITH NOW-OR-FORMERLY TAX ANALYSTS, N 24° 50' 10" W, 155.47 FEET TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 1.1088 ACRES, MORE OR LESS."

DESCRIPTION OF PORTION OF PROPERTY TO BE RE-ZONED FROM B-3 TO B-1

DESCRIPTION OF A PORTION OF THE PROPERTY OF THE WOODDELL FAMILY LIMITED PARTNERSHIP, CITY OF FALLS CHURCH, VIRGINIA, TO BE RE-ZONED TO B-1:

"BEGINNING AT A POINT IN THE WEST LINE OF EAST JEFFERSON STREET, SAID POINT BEING THE NORTHEAST CORNER OF WARE SUBDIVISION, LOT 44-C; THENCE WITH LOT 44-C, S 58° 47' 00" W, 91.85 FEET TO A POINT; SAID POINT BEING THE SOUTHEAST CORNER OF ADDITIONAL PROPERTY OF THE WOODDELL FAMILY LIMITED PARTNERSHIP; THENCE WITH THE WOODDELL FAMILY LIMITED PARTNERSHIP, N 31° 59' 20" W, 203.92 FEET TO A POINT IN THE SOUTH LINE OF NORTH WASHINGTON STREET - ROUTE 29; THENCE WITH THE SOUTH LINE OF NORTH WASHINGTON STREET - ROUTE 29, N 60° 20' 00" E, 77.39 FEET TO A POINT; THENCE S 78° 26' 50" E, 17.91 FEET TO A POINT IN THE WEST LINE OF EAST JEFFERSON STREET; THENCE WITH THE WEST LINE OF EAST JEFFERSON STREET, S 32° 27' 00" E, 189.69 FEET TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 0.4218 ACRES, MORE OR LESS."

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207 PARK AVENUE FALLS CHURCH, VIRGINIA 22048  
(703) 532-8163 FAX (703) 533-1801

REVISIONS

NO.	DESCRIPTION	DATE

**CERTIFIED PLAT**

PROPERTY OF  
**THE WOODDELL FAMILY LIMITED PARTNERSHIP**  
CITY OF FALLS CHURCH  
VIRGINIA

DATE MAY 10, 2005  
SCALE 1" = 20'





Plaza Plan – Scale: 1/32" = 1'-0"

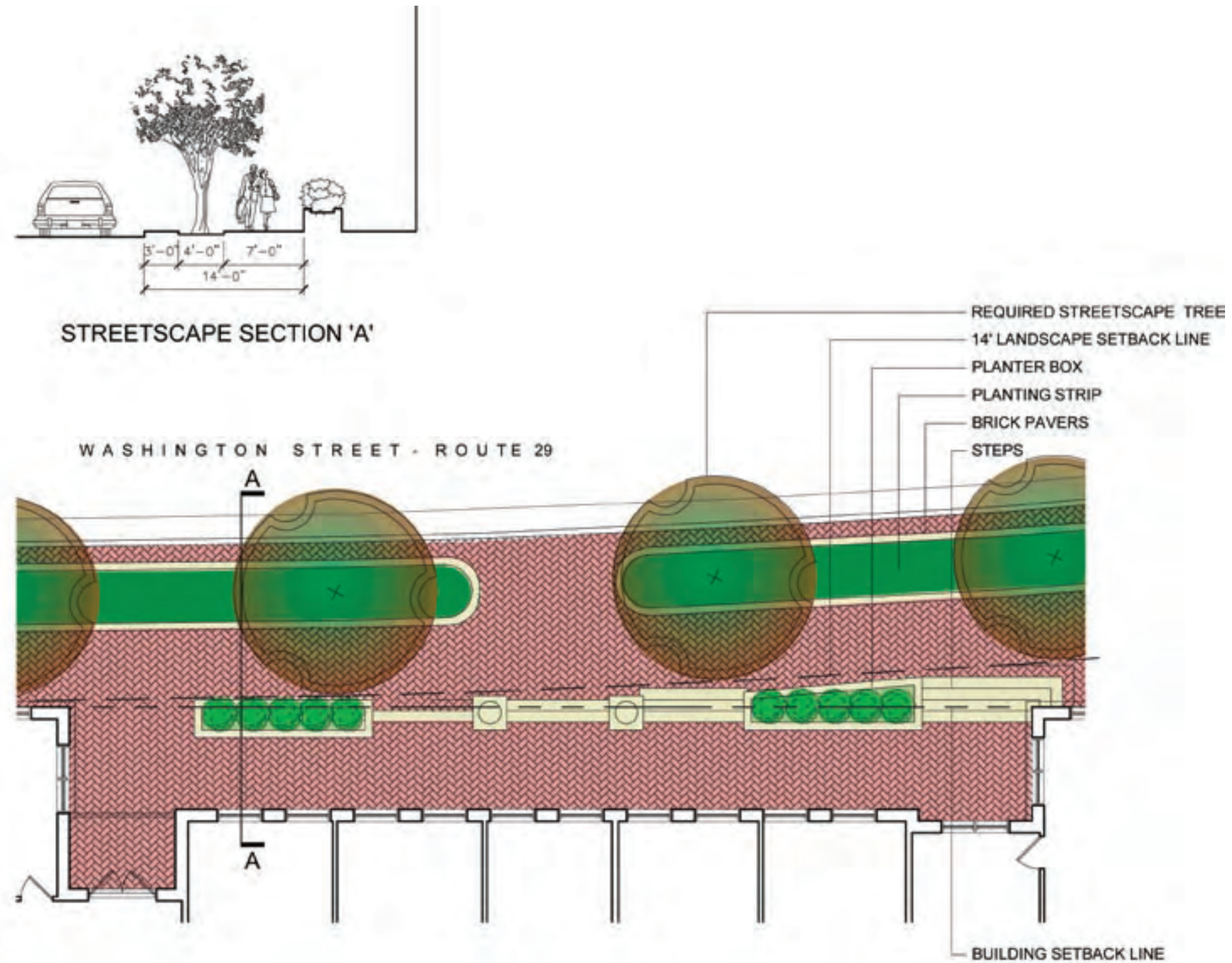
EXHIBIT 9

## North Gate at Falls Church

FALLS CHURCH, VIRGINIA

February 22, 2007





Site Plan – Scale: 3/16"= 1'-0"

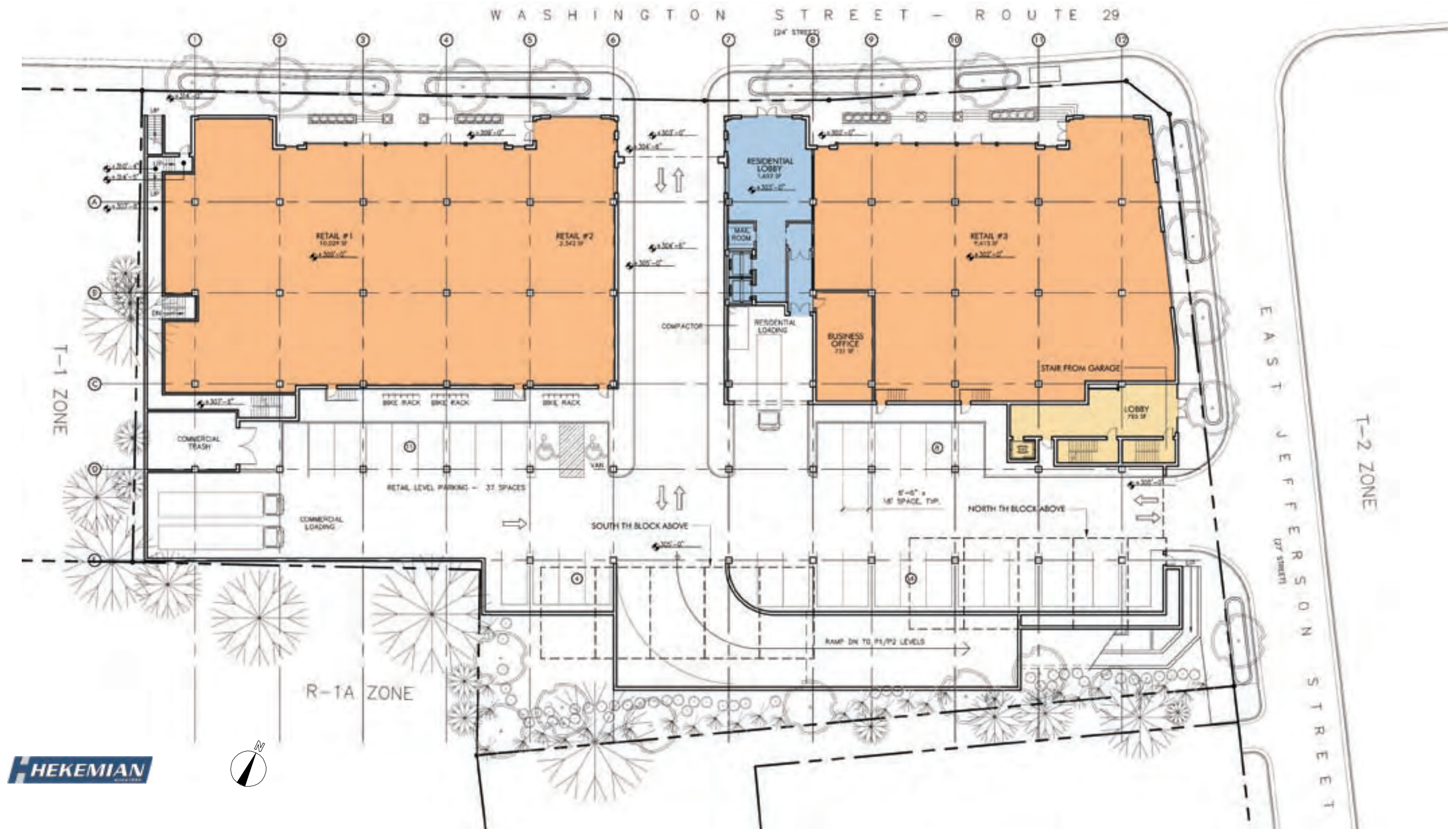
EXHIBIT 10

**North Gate at Falls Church**

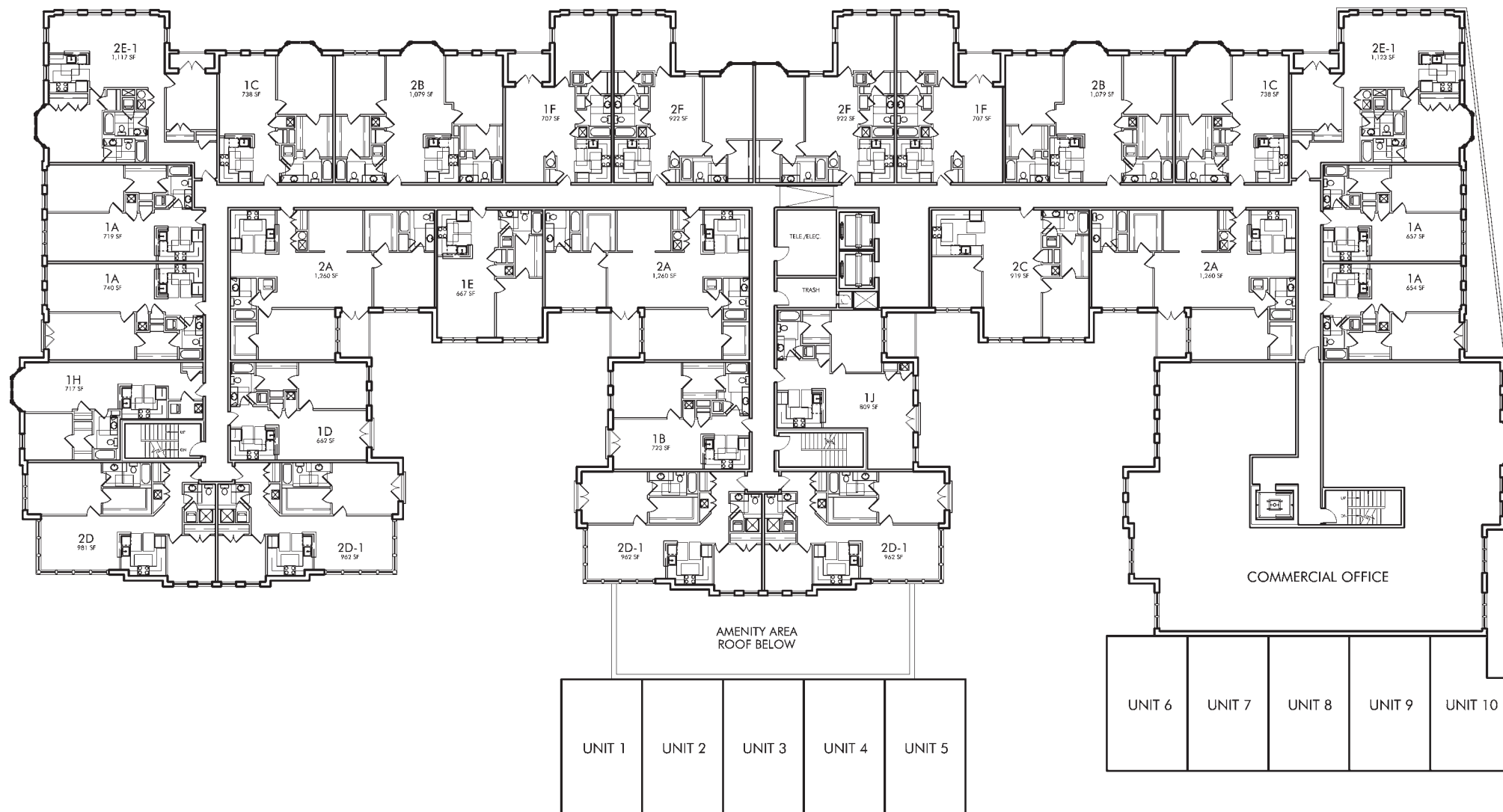
FALLS CHURCH, VIRGINIA

February 22, 2007









Site Plan: 3rd & 4th Floors – Scale: 1/32" = 1'-0"

EXHIBIT 12

## North Gate at Falls Church

FALLS CHURCH, VIRGINIA

February 22, 2007